BEN ROSE



Parish Gardens, Leyland

Offers Over £310,000

Ben Rose Estate Agents are pleased to present to market this well-positioned four bedroom detached family home, ideally situated in Leyland, Lancashire, directly next to Trumpet Park and surrounding open green spaces. Offering a versatile layout with generous living accommodation, the property provides an excellent opportunity for families seeking a comfortable home in a convenient location, with plenty of scope to personalise to individual tastes. Leyland itself offers a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, schools and leisure facilities, whilst the nearby towns of Chorley and Preston provide further shopping and entertainment options. For commuters, Leyland railway station offers regular services towards Preston, Manchester and Liverpool, while the area's excellent road connections provide convenient access to the M6, M61 and M65 motorways.

On entering the property, a welcoming vestibule provides a pleasant first impression, with the staircase positioned directly ahead and access leading through to the main living accommodation. The spacious front lounge is a comfortable and inviting reception room, with a bay-fronted window allowing plenty of natural light to fill the space. Continuing through the property, the generous kitchen/diner provides an excellent social and entertaining area, with ample room for a dining table alongside the kitchen facilities. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces during the warmer months. Completing the ground floor is a convenient WC, together with internal access into the integrated garage.

To the first floor, the property offers four well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or those requiring dedicated home-working space. The master bedroom benefits from fitted wardrobes, providing useful built-in storage, alongside a three-piece en-suite shower room. The remaining bedrooms are served by a three-piece family bathroom, completing a practical and versatile first-floor arrangement.

Externally, the property is approached via a driveway providing parking for up to two cars and leading directly to the single integrated garage, with the front of the home enjoying a particularly pleasant position close to Trumpet Park and open green space. To the rear is a generously sized garden, primarily laid to lawn and offering plenty of space for children to play, outdoor entertaining or for those looking to create their own garden retreat. Combining four bedrooms, versatile living accommodation, an integrated garage and a highly convenient position beside attractive green space, this is an appealing family home that offers both practicality and excellent potential for its next owners.







T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





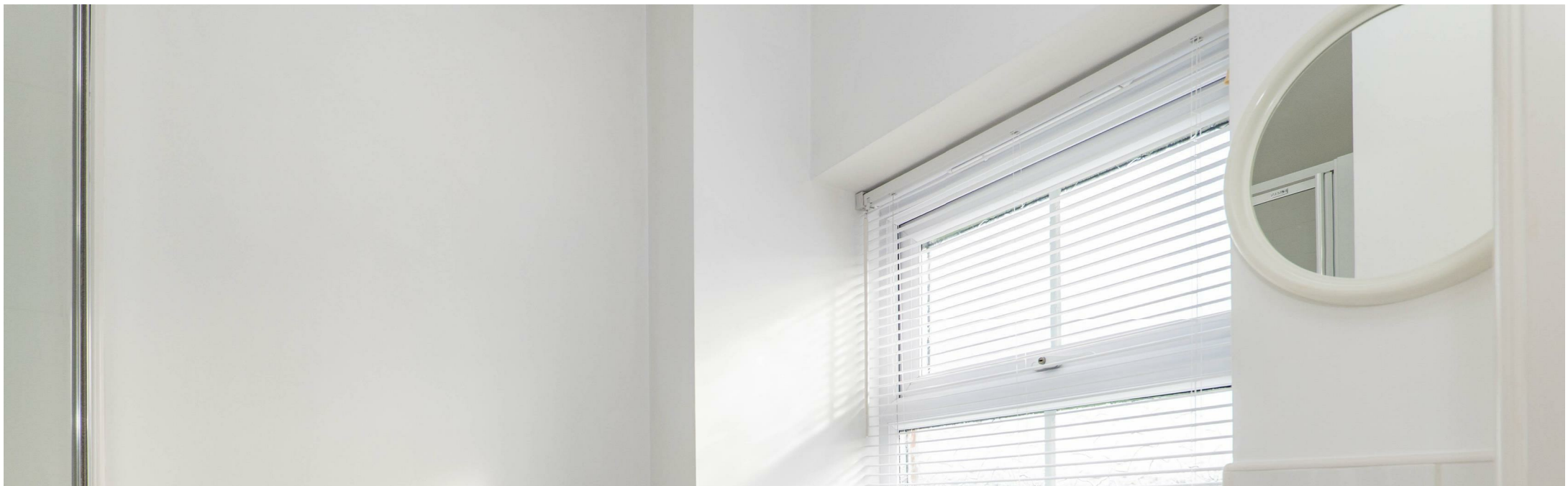
T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB




KERNOW
TRURO

























T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB





T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB



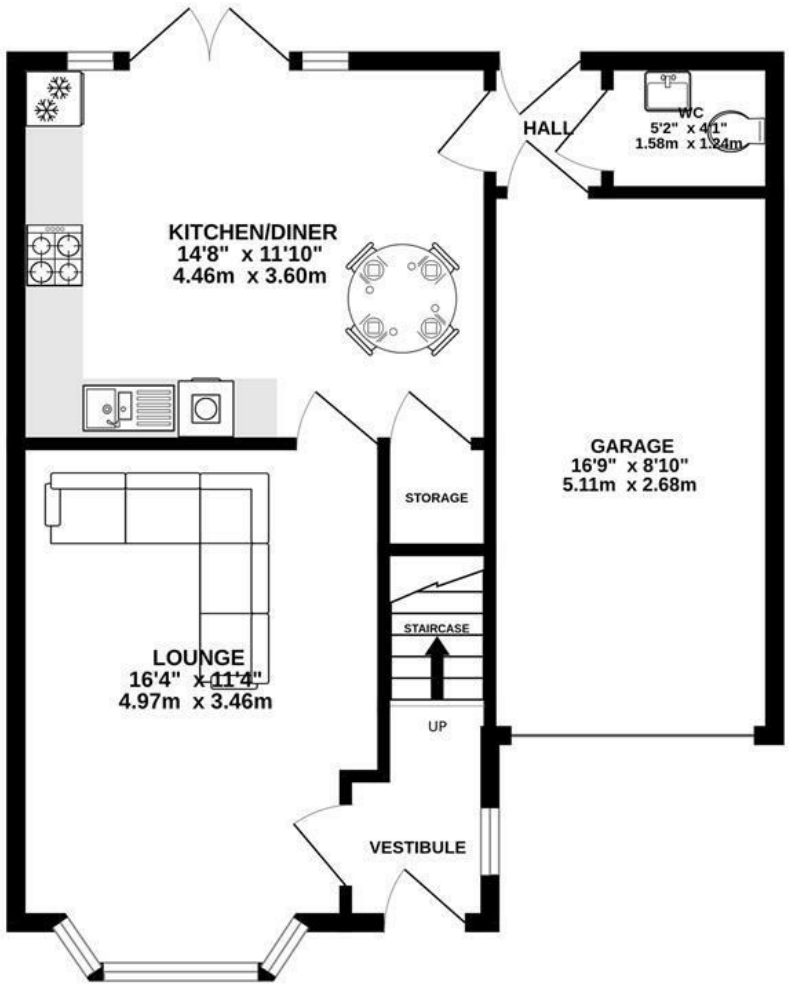




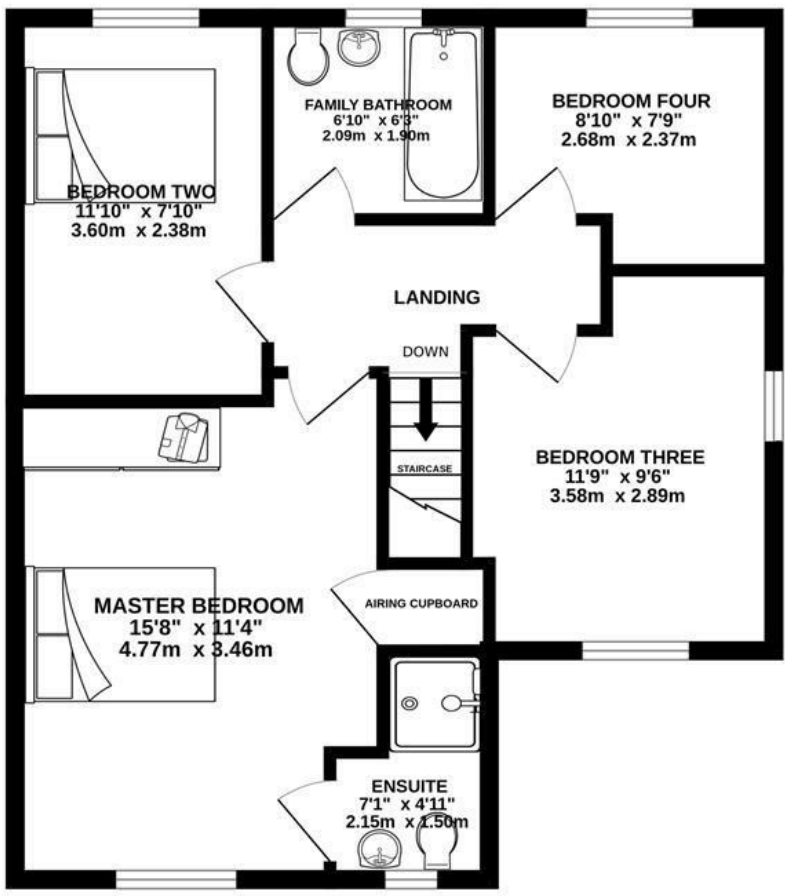
T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB

BEN ROSE

GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



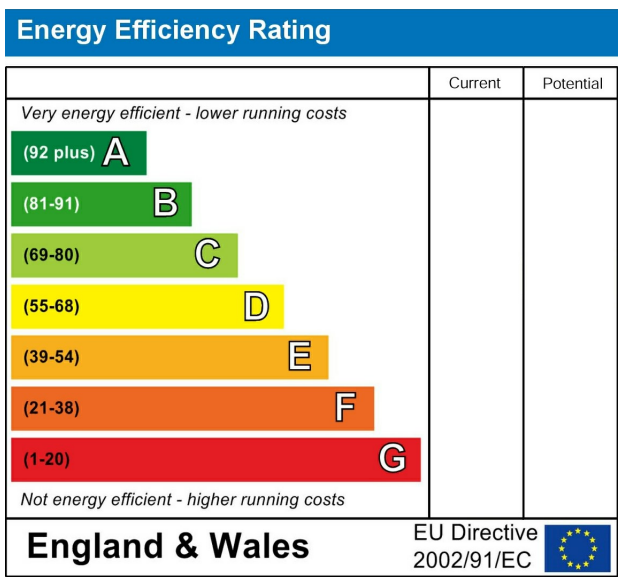
1ST FLOOR
562 sq.ft. (52.2 sq.m.) approx.

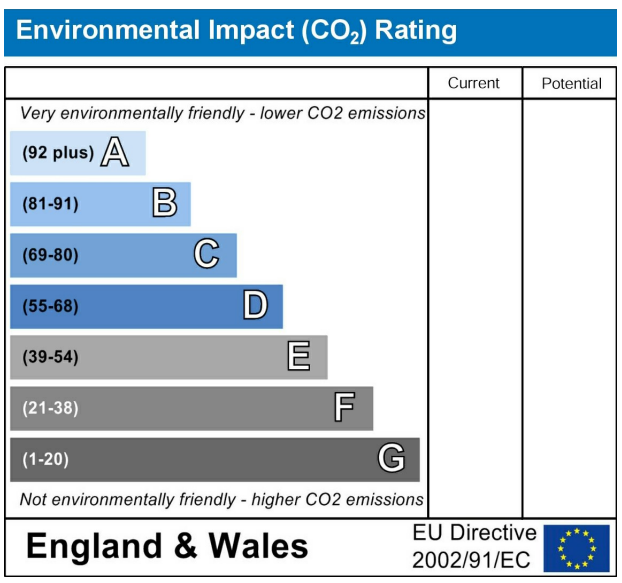


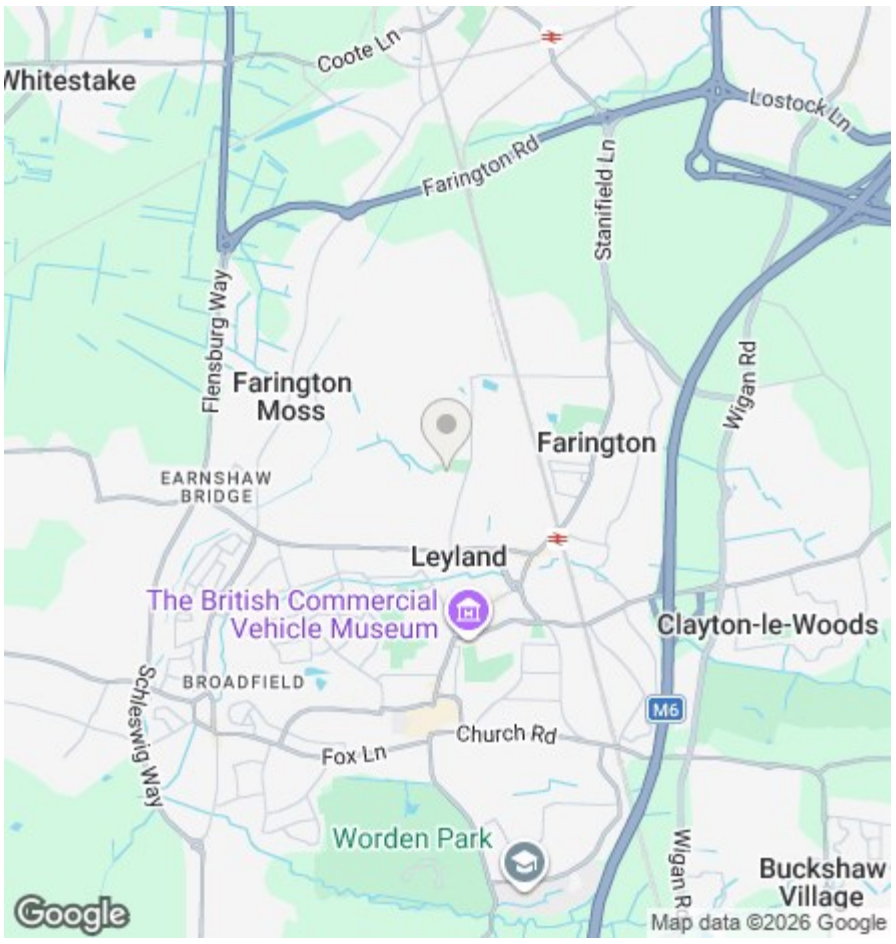
TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







T 01772 395295 | W WWW.BEN-ROSE.CO.UK | E LEYLAND@BEN-ROSE.CO.UK | 21 HOUGH LANE, LEYLAND, PR25 2SB